

WATSON-DORMINEY FELICIA NICOLE/DORMINEY BILLY JOE
140 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100 0 100			
Quality	05	05			
DOR CODE	0201	MODULAR HOME			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	30217.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	114,665
UOP	32	20		6	475
UOP	120	20		24	1,898
TOTALS	1,602			1,480	117,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	1,480	108.8000	100.10	148,148	2007	2015	0	0	21.00	79.00

1 MODULAR 1 100% - 2020

Heated Area: 1450

HX Base Yr 2020

Diagram showing building footprint with dimensions and area labels:

Basement (BAS) dimensions: 34' x 29'. Area: 114,665.

Upper level (UOP) dimensions: 12' x 10'. Area: 475.

Total area: 117,037.

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,037
TOTAL MARKET OB/XF VALUE	3,576
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	138,613
SOH/AGL Deduction	30,044
ASSESSED VALUE	108,569
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	57,847
TOTAL JUST VALUE	138,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,057

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2157	5/17/2019	WD Q	I	01		121,500

GRANTOR: J C MARSH & SONS LLC

GRANTEE: FELICIA WATSON-DORM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W12 S10 E12\$ W34 S29 E15 UOP= S4 E8 N4 W8\$ E35 N29\$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0166	CONC, PAVMT	0	100	0	0		1,192.00	UT 3.00	3.00	100	2007	2007	3	100	3,576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0201	C	MOD HOME	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/05/2015 BY DF Total Acres: 1.70 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS